



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
William T Fujioka, Secretary  
Cecilia V. Estolano  
Dale Bonner, Ex Officio

## **SEPTEMBER 28, 2009 MINUTES**

The thirtieth meeting of the Los Angeles Grand Avenue Authority was held September 28, 2009, at the Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA.

## **CALL TO ORDER**

Chairperson Gloria Molina called the meeting to order at 10:10 a.m. The following Directors were present constituting a quorum of the JPA Board:

Honorable Gloria Molina, First District Supervisor, County of Los Angeles  
William T Fujioka, Chief Executive Officer, County of Los Angeles  
Cecilia V. Estolano, Chief Executive Officer, Community Redevelopment Agency

## **APPROVAL OF THE JUNE 15, 2009 MINUTES**

On motion of Director Estolano, seconded by Director Fujioka and duly carried, the JPA Board approved the June 15, 2009 minutes as submitted.

## **ELECTION OF OFFICERS**

**Election of Chair:** On motion of Director Estolano, seconded by Director Fujioka and unanimously carried, the JPA Board re-elected Honorable Gloria Molina.

**Election of Vice-Chair and Secretary:** On motion of Director Estolano, seconded by Director Molina and unanimously carried, the JPA Board re-elected Honorable Jan Perry as Vice-Chair and William T Fujioka as Secretary.

## **GRAND AVENUE PROJECT STATUS REPORT – NELSON RISING**

Nelson Rising, Chair, Grand Avenue Committee reported that the Committee has worked closely with Related and the design team to ensure the park is as green as possible and that funds are being used as efficiently as possible. The Committee continues to receive quarterly reports and payments from Related. Reports continue to reflect that the real estate market is in disarray and project financing is not yet available.

The Committee recommends approval of the next phase of the Grand Avenue Civic Park Project, *Design Development*.

## **DESIGN DEVELOPMENT SUBMISSION FOR THE CIVIC PARK – MARK RIOS**

Mark Rios, FAIA, of Rios Clementi Hale Studios, gave a presentation on the Design Development Plan consisting of three elements *greening, accessibility, and programming* for the Civic Park:

- **Greening:** The goal is to convert two acres of the park into additional green space. Greening will begin at the edge of the curb at Grand Ave; 50% of paving at Olive Court will be replaced with greenery; the Performance Lawn will be re-examined eliminating the walls, planters and walkways to have a larger area and allow more flexibility for use; paving at the Court of Flags will be removed to become part of the garden; at Broadway Street new planters, terraces, steps and accessible ramps will provide access to disabled visitors and serve as an amphitheatre; and the parking lot at Spring Street will be transformed into an Event Lawn. The greenery will be indigenous to California, designed to provide summer color on the North side of the park and shade on the South side.
- **Accessibility:** Grand Avenue ramps will be relocated to provide access through the sidewalks down to the park; an elevator will be installed providing access from Grand Avenue to the fountain level; the paving slope at the promenades will change providing a loop through the promenade stretching two-thirds of a mile; at the Court of Flags changes to the ramps and stairs will be made and the Flags will be relocated to a North-South orientation making it visible from Broadway; a grade change of 20 ft will be made from Broadway to the Court of Flags using a series of step walls and gardens to create accessibility from the Street level; and on the other side of Broadway the ramp at the Courthouse will be rotated 90° parallel to the Courthouse to provide access from Spring Street.
- **Programming:** The goal for the park is to appeal regionally and locally becoming public ground for various events. Installation of 16 media hydrants throughout the park will allow access for electricity, video and internet for flexible programming. The Event Lawn will accommodate approximately 20,000 people, the infrastructure will include one drinking fountain in each block and public restrooms at both ends. The buildings will display signage becoming information kiosks for events being held within the Civic Park.

Martha Welborne, Managing Director of the Grand Avenue Committee added the following:

- The Civic Park Design Agreement requires that the Design Development submission be approved by the JPA and does not require approval of this phase by the Community Redevelopment Agency or County Boards;
- The County CEO staff and CRA/LA staff have reviewed the work and are satisfied as it represents a logical evolution of the Schematic Design package as required by the Design Agreement; and
- The package submitted was extensive and meets all other requirements of the Design Agreement in terms of level of detail and technical analysis.

Brady Westwater addressed the JPA Board and expressed his concern about establishing guidelines for the maintenance of the park and to consider increasing the amount of drinking fountains to accommodate the public.

Following discussion, on motion of Director Estolano, seconded by Director Fujioka and unanimously carried, the JPA Board approved the Design Development.

#### **REVISED CIVIC PARK BUDGET – MARTHA WELBORNE, BARRY WIDEN**

Martha Welborne reported the cost of the project was estimated by Davis Langdon, the same firm that provided the Schematic Design cost estimate. The team reviewed all Add Alternates and the entire design to determine how to reduce costs. The proposed revised budget, results from some reallocations of budget line items. The overall amounts are the same as before with \$45 million for hard costs and \$11 million for soft costs.

Barry Widen, Related Company, reported the following on the Design Development Hard Cost Estimate Summary (complete summary on file):

	<b>Current Budget reflects:</b>	<b>Design Development Estimate</b>
<b>Subtotal Hard Cost</b>	45,000,000	47,066,000
<b>Value Engineer to reduce scope/cost now</b>		-1,629,000
<b>Defer award as necessary based on actual bids</b>		-1,237,000
<b>Total Hard Costs</b>	45,000,000	45,000,000
<b>Total Soft Costs</b>	11,000,000	11,000,000
<b>Total Park Budget</b>	56,000,000	56,000,000

A question and answer period followed. Director Molina would like to review a few of the items in the budget and proposed approving the revised budget as a provisional budget.

Brady Westwater addressed the JPA Board and suggested that in addition to Starbucks, the park should include an establishment that would cater to a younger age group; he questioned the use of fabrics as directional signs and also suggested historical monuments be relocated to the park.

After discussion, on motion of Director Estolano, seconded by Director Fujioka and unanimously carried, the JPA Board approved the Revised Civic Park Provisional Budget.

**REPORT ON CIVIC PARK SCHEDULE – MARTHA WELBORNE, BARRY WIDEN**

Martha Welborne reported the following:

- Construction is scheduled to begin in June and is contingent upon the team meeting their milestone dates of concluding negotiations and agreeing to the Civic Park Development Agreement and the Lease lease-back Agreement by mid October;
- Upon approval of the Agreements, the creation of a construction contract will begin and ultimately the selection of a General Contractor is scheduled to be made by December 1, 2009,
- Documents were distributed by the County on Friday and are currently being reviewed by Related.

**REPORT ON PROCESS FORMING A 501(c)(3) FOR THE CIVIC PARK – MARTHA WELBORNE**

Martha Welborne reported the following:

- The Music Center is the most logical existing non-profit candidate to operate the Civic Park; they are interested and are currently reviewing the business plan. There have been various meetings with them over the drawings and they have been very helpful on issues like security, lighting and event possibilities; and
- At the moment, no time has been spent creating a new 501(c)(3) since there is a possibility of using an existing one. Once a decision is made they can move forward with creating one if needed; and
- If the Music Center operates the Civic Park, there would be a new entity formed with a separate Board for the Park, etc.

Brady Westwater addressed the Board and suggested a separate Board other than the Music Center to fundraise, due to a possible conflict of interest. He also suggested the Park 101 Project should be run by the same organization that will run the Civic Parks so that they can work together.

### **REPORT ON CIVIC PARK EXECUTIVE DIRECTOR SEARCH – MARTHA WELBORNE**

Martha Welborne reported the following:

- The Committee has secured Mercedes Paz of DHR International to conduct a national search for the Director of the Park. She has provided a number of very good candidates and is soliciting more;
- Selection Committee and interviews will begin when a decision is made to use an existing 501(c)(3) or create a new one. The criteria for selecting of a candidate will depend on the decision of the 501(c)(3). The Music Center is scheduled to respond this week and indicate their level of interest.

### **DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF NEXT MEETING – MARTHA WELBORNE**

Ms. Welborne reported that the next JPA meeting is scheduled for October 26, 2009, however if items are ready prior to this date a special meeting will be called to discuss the Funding Agreement prior to this date.

### **PUBLIC COMMENT**

There was none.

### **ADJOURNMENT**

There being no further business, Chairperson Molina adjourned the meeting at 11:21 a.m.